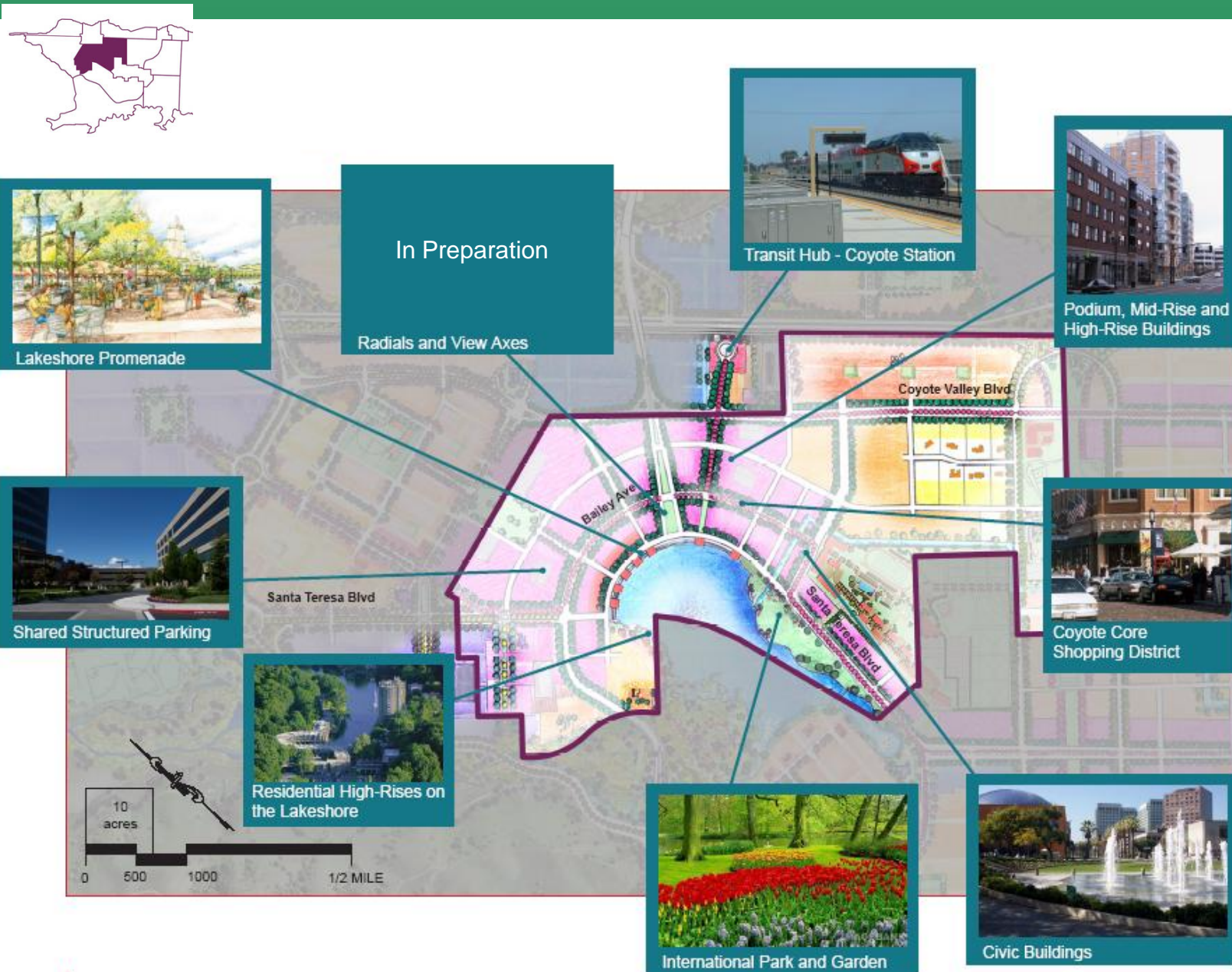


Planning Area A– Urban Design Overview

Public Realm & Private Realm



Planning Area A– Land Use

Legend

Land Use Designation

Residential

- Low Density (5-10 DU/AC)
- Medium Density (10-20 DU/AC)
- Medium High Density (30-45 DU/AC)
- High Density (45-65 DU/AC)
- Mid-Rise (75-100 DU/AC)
- Hi-Rise (100+ DU/AC)

Commercial

- Neighborhood Commercial
- Core/Regional Commercial

Industrial/Workplace

- Research and Development (0.2 - 0.3 FAR)
- Support Industrial (0.2 - 0.3 FAR)
- Campus Industrial (0.3 - 0.4 FAR)
- Industrial Park/Office (1.0 - 1.5 FAR)
- Professional/Administrative Office (1.75 - 9.0 FAR)
- Existing Workplace

Mixed-Use

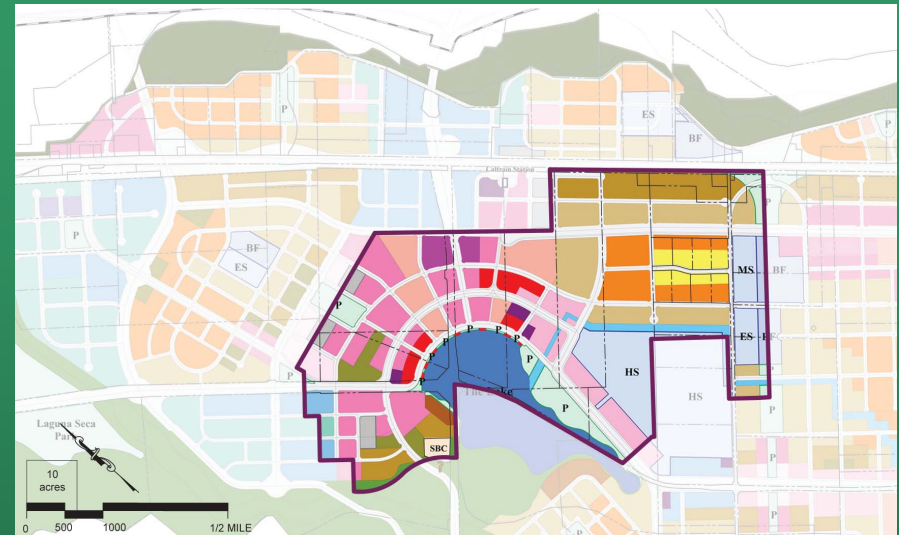
- Live Work/Loft (MU1)
- Office over Commercial (MU2)
- Residential over Optional Office (MU3)
- Residential over Optional Commercial (MU4)
- Hi-Rise Residential over Office (MU5)

Open Space

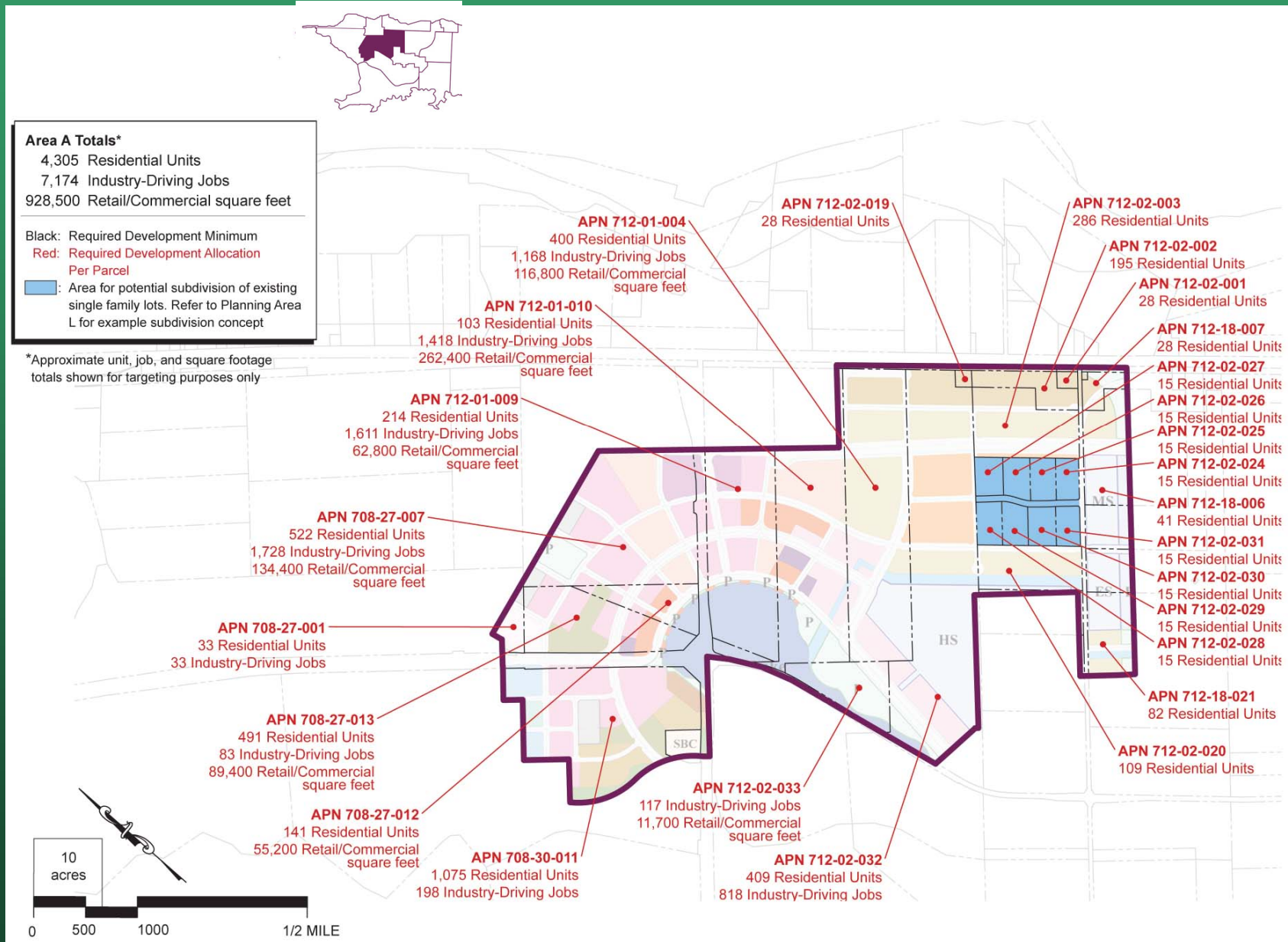
- Open Space
- Coyote Valley Lake
- Urban Canal
- Coyote Creek Park Chain
- Ballfields (Shared Facility)
- Public Parks (>=1 acre)

Public

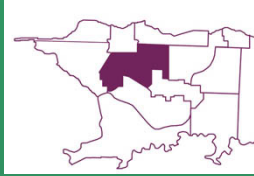
- Educational (Elementary, Middle, High School)
- District Parking
- Public Transit
- R.O.W.
- Public Quasi Public
- Fire Station Locations
- Gavilan Property
- Future Caltrain Station



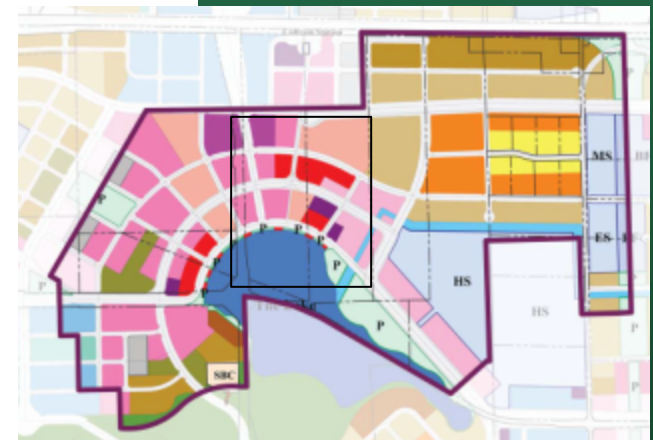
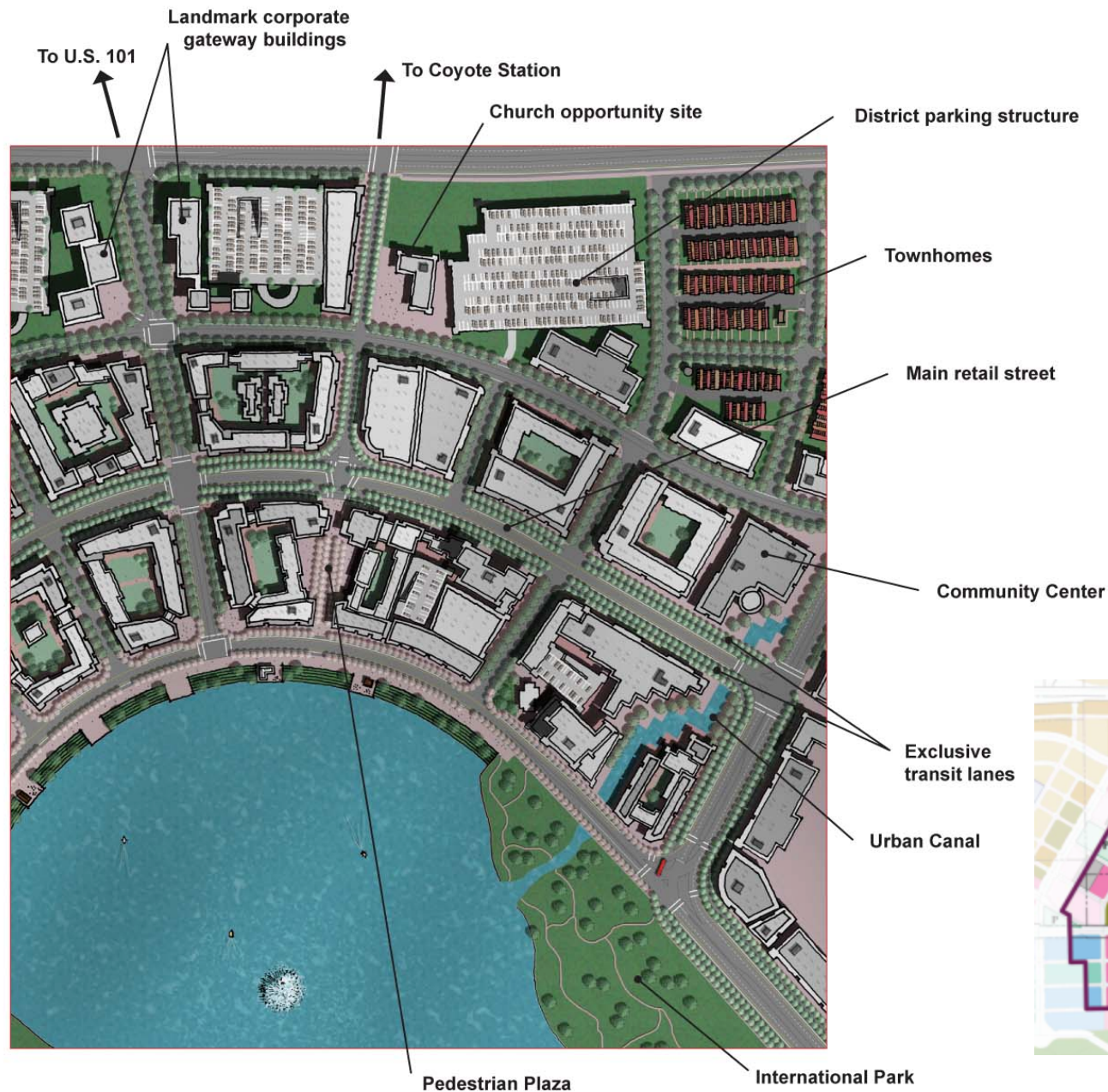
Private Development Planning Area A– Min. Development Target



Public Realm & Private Development Planning Area A– Illustrative



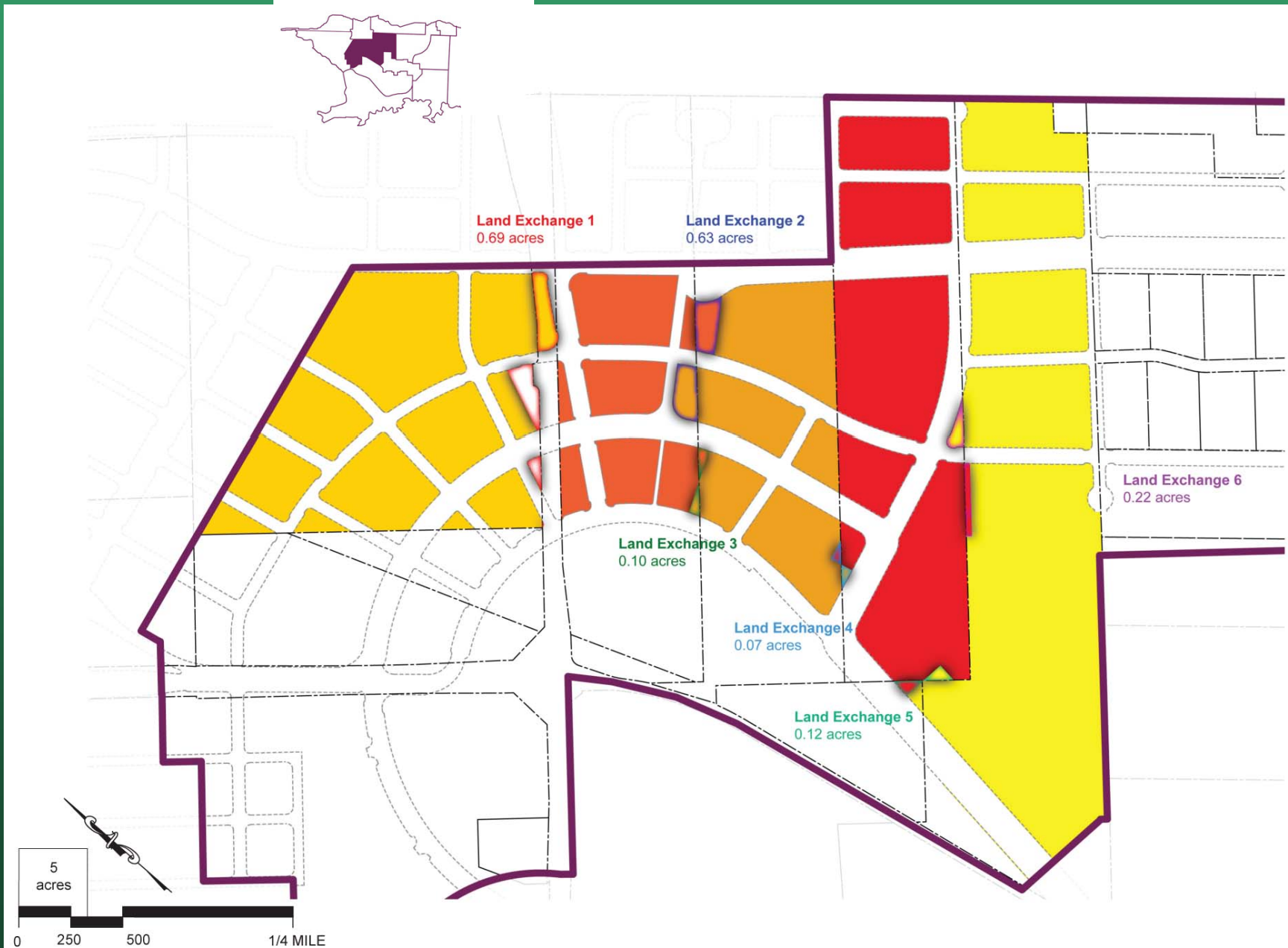
Public Realm & Private Development Planning Area A– Illustrative



Key Map

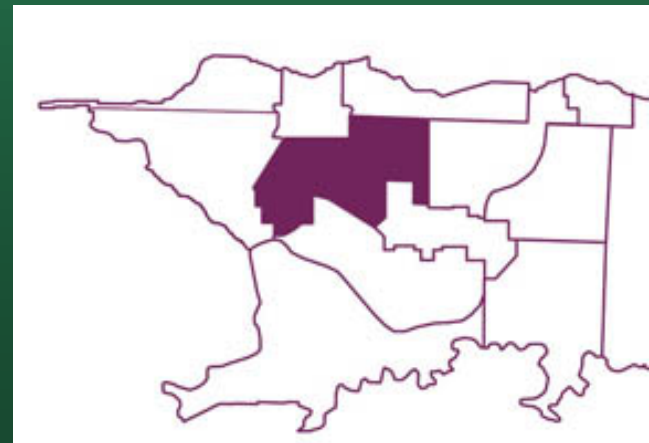
Planning Area A– Land Exchange Concept

Private Development



Conclusion

- Review Questions for Planning Area Detail
 - Appropriate Level of Detail?
 - Detail Needed on Other Topics?
 - Any Concepts Missing?
 - Other?



Conclusion (continued)

- **Specific Plan: In Preparation**
 - This is the overarching policy document
- **Zoning Code: In Preparation**
 - This is the regulatory document
- **Planning Area Detail: Work in Progress**
 - The intent is to provide a level of detail useful for Zoning Code and Implementation

Next Steps

- Continue Monthly Task Force, City Council, and Community Meetings (Next CC Study Session on 8/25 on Form-Based Zoning)
- Complete Draft EIR and Draft Specific Plan Document (expected in Fall 2006)
- Continue Preparation of Zoning (Winter/Spring 2007)